

Return to:  
CORNELIUS LAW FIRM  
9855 HWY. 178  
OLIVE BRANCH, MS 38664  
662-895-516  
File #476

11/27/07 8:22:13  
BK 573 PG 501  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

File No. H7-105  
Prepared by & Return to:  
MS Real Estate Closings, LLC  
1576 Monteith, Suite A  
Hernando, MS 38632  
662-429-8822

### WARRANTY DEED

Patricia Gayle Baker

GRANTOR(S)

TO

Curtis Smith and  
Csilla Smith

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, the undersigned, **Patricia Gayle Baker**, Grantor(s), does hereby sell, convey and warrant unto, **Curtis Smith and Csilla Smith**, Grantee(s), as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and being situated in **DeSoto** County, Mississippi, and being more particularly described as follows, to wit:

Lots 6 and 7, Chickasaw Bluff Lakes Subdivision, Section A, situated in Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 6, Pages 18-22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

**Leo Sinclair**, joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest he may have in the above referenced property by virtue of his marriage to **Patricia Gayle Baker**.

Being same property conveyed to **Patricia Gayle Baker** by Warranty Deed dated January 2, 1997 and recorded in Book 311, Page 286 and August 31, 1994 and recorded in Book 275, page 215, in the office of the Chancery Clerk of DeSoto County, Mississippi and .

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Taxes for the year were prorated.  
Possession is to be given with delivery of deed.

WITNESS THE SIGNATURES of the Grantors this the 20<sup>th</sup> day of November, 2007.

*Patricia Gayle Baker*  
Patricia Gayle Baker

*Leo Sinclair*  
Leo Sinclair

STATE OF MS  
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 20<sup>th</sup> day of November, 2007, within my jurisdiction, the within named **Patricia Gayle Baker and Leo Sinclair**, who acknowledged that they executed the above and foregoing instrument.

My Commission expires: 4-25-10

Grantor

7300 Cooper Ridge Rd.  
Lake Cormacant MS 38641

Home: 662-781-8269  
Work: NA

*Anthony Howell*  
Notary Public

Grantee

7742 36 Lane  
Sarasota, FL  
34243



Home: 941-351-5655  
Work: 941-351-5655